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June 20, 1968

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1169
Alfred M. Johnson & Daniel R. Greenwood
Trustees
65 Lewis Street, East Boston

Petitioner seeks a Forbidden Use Permit to erect a thirteen story-300 unit-motel in a Waterfront (W-2) district. The proposal would violate the code as follows:

Sect. 8-7 A motel is a Forbidden Use in a W-2 district.

The property is located on Lewis Street along the East Boston Waterfront, immediately south of Maverick Square. The petitioner proposes to demolish the existing four and five story brick warehouse buildings in order to erect a thirteen story-300 unit-motel adjacent to the "Boston 1800" Restaurant, which the Authority approved in August of 1967. The petitioner would also provide a parking area with approximately 215 parking spaces in addition to an existing 350 parking space facility. The staff favors development of this waterfront area but is concerned about the overall planning and development program for this site. It is of the opinion that this particular proposal is most vital to the overall development and, therefore, requests that the petitioner submit an overall development plan to the Authority for its review. Recommend denial subject to review by the Authority of the petitioner's overall plan.

VOTED: That in connection with Petition No. Z-1169, brought by Alfred M. Johnson and Daniel R. Greenwood, Trustees, 65 Lewis Street, East Boston, for a Forbidden Use Permit to erect a thirteen story-300 unit-motel in a Waterfront (W-2) district, the Boston Redevelopment Authority is opposed to the granting of the petition as submitted. The proposed development is vital to the overall development of this waterfront area and, therefore, the petitioner should be required to submit an overall development plan to the Authority for its review.

